

103 Riverside Way SE
Calgary, Alberta

MLS # A2327162



\$720,000

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees, No B		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Separate Entrance		

Inclusions: N/A

NEW PRICE! RARE RIVERFRONT WALKOUT WITH MOUNTAIN & CITY VIEWS! A rare opportunity to own a meticulously maintained walkout home backing directly onto the Bow River valley. Surrounded by mature trees, this exceptional property offers outstanding privacy and breathtaking, unobstructed views of the Rocky Mountains and Calgary skyline. The bright, fully developed walkout basement is ideal for entertaining or multi-generational living. Highlights Include: * **NO POLY-B (2024):** Entire home professionally re-piped for complete peace of mind. * **PREMIUM EXTERIOR:** Commercial-grade acrylic stucco and extensive stonework for lasting durability and curb appeal. * **CHEF’S KITCHEN:** Granite countertops, upgraded appliances (2023), and a 5-burner gas range. * **MOVE-IN READY:** Vaulted ceilings, central A/C, and approximately 98% newer windows. * **PRIME LOCATION:** Just 10–15 minutes to Deerfoot Meadows, Costco, IKEA, T&T, Heritage C-Train, and top-rated schools. **NOW OFFERED AT A NEW PRICE—don’t miss this rare riverfront walkout with stunning mountain and city views!**